

Approved April 5, 2023
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
February 1, 2023

MINUTES

PRESENT: Amy Miller, Jerry Johnson, Steve Merkovich, Michael Greene, Max Allen, Kim Mraz, Gary Harmann (Board Members)
Karen Jones (General Manager)
Susan Fabian (Asst. General Manager)
Jan Lawlor (Recreation Center Manager)
Jesse LaPlaca (Facilities Manager)

ABSENT:

HOMEOWNERS: Twenty-three (23)

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board of issues of concern. These discussions are not included as a part of the meeting.

PLEDGE OF ALLEGIANCE

Homeowners in attendance were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the February Board Meeting to order at 8:15 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum of Board Members with all Directors in attendance.

MINUTES – January 4, 2023

Corrections are made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Minutes of the January 4, 2022 meeting. Carried with Mr. Harmann abstaining as he was not in attendance at the meeting.

TREASURER’S REPORT

The December 2022 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Greene, second by Ms. Mraz, to accept the December 2022 Treasurer’s Reports and Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Vistas Pool Update: Mr. LaPlaca provided an update on the project indicating work is nearly complete in the pump room. Although there was a delay due to rain, it is anticipated the pool will open as scheduled.

Facilities Usage Report: Reports for December 21, 2022 through January 22, 2023 included in the Board Packet for review and discussion.

NEW BUSINESS

Employee Retention Tax Credit (ERC): After researching this issue it has been determined WVA will qualify for this credit. The credit is expected to be in excess of \$400,000.

MOTION by Mr. Johnson, second by Mr. Merkovich, to authorize a warranted payment to E. Bacon for successful completion of the ERC (Employee Retention Tax Credit). Carried unanimously.

Proposed Standard amendment to The Westbrook Village “Look”: Included in the Board Packet and reviewed by Ms. Fabian.

MOTION by Mr. Johnson, second by Mr. Allen, to approve the new language as submitted for The Westbrook Village Look Standard. Carried unanimously.

Proposed Standard amendment to Paint:

MOTION by Mr. Johnson, second by Mr. Merkovich, to approve the new language as submitted for the Paint Standard. Carried unanimously.

Proposed Standard amendment to Standards with “earth tone” references:

MOTION by Mr. Johnson, second by Mr. Merkovich, to approve the added language to any and all Standards with “earth tones” references. Carried unanimously.

Cornerstone Committee Member Recommendation:

MOTION by Ms. Miller, second by Mr. Johnson, to appoint Terri Neuharth to the Cornerstone Committee. Carried unanimously.

WVA Annual Meeting – Wednesday, March 15, 2023, 6:00 p.m.: The Meeting will be held at the Lakes Ballroom. There are five candidates vying for three open seats. Cumulative voting is permitted.

Candidates Night is scheduled for February 15, 2023, 7:00 p.m.

The Reflection Garden Grand Opening is scheduled for February 16, 2023.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the January meeting were included in the Board Binders.

Government Relations: Mr. Johnson reported a new City Manager and City Attorney were appointed at the last Council Meeting.

Information Technology Committee: No Meeting/No Report

Landscape & Facilities Committee: Minutes of the January meeting were included in the Board Binders.

Long Range Planning Committee: Minutes of the January meeting were included in the Board Packet. The next meeting will be held in April.

WVA Cornerstone Committee: Minutes of the January meeting were included in the Board Binders.

Personnel Committee: No Meeting/No Report

Recreation Committee: Minutes of the January meeting were included in the Board Binders.

Town Hall: No Meeting/No Report

Ways and Means Committee: Minutes of the January 25, 2023 meeting were included in the Board Packet.

WVGC-WVA Joint Meeting: Minutes of the January meeting were included in the Board Binders.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder with clarification provided by Ms. Jones. Report included reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

- There will be no Board Meeting on March 1, 2023.
- Roofing work will be resumed next week.

Next Meeting – Wednesday, March 15, 2023, 6:00 p.m. – this is the Annual Meeting.

There being no further business to come before the Board, the Meeting was adjourned at 9:12 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE